



## MINUTES

### HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, January 19, 2017

6:00 P.M.

#### 1. CALL TO ORDER/ROLL CALL

- Called to order: 6:00 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Rocky Kambo, Alex Carlson, Chris Meyers, Leilani Napier
- Not present: Richard Fusch, Deb Howell

#### 2. APPROVAL OF MINUTES (November 19, 2015)

- Motion: Commissioner Coolidge moved to approve the minutes of November 19, 2015. Commissioner Bennett seconded the motion. By unanimous consent the minutes were approved.

#### 3. STAFF ITEMS

Mr. Kambo:

- Introduced Alex Carlson, Zoning Inspector.
- Advised the Commission the Architectural Advisor is limited on time and will need to speak before reviewing the Staff Report.
- Reminded the Commission to make sure to lock the packet box when they pick up packets. The box was found unlocked.
- Polled the Commission about moving towards electronic packets. Commissioner Bennett said she would still like to receive a paper packet. Commissioner Coolidge said he would change to electronic packets. Chairman Coffey said he would change to electronic packets as long as one paper copy is made available at meetings.

#### 4. HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

#### 5. CERTIFICATE OF APPROPRIATENESS

Applicant:	Mathew Althouse
Location:	26 W. Olentangy Street
Existing Zoning:	(DB) Downtown Business District
Request:	To review a proposal to renovate an existing building for the purposes of a restaurant.

Chairman Coffey reviewed the meeting rules.

Commissioner Coolidge disclosed he has a financial interest in the building mentioned in the request. He no longer owns the building. He can discuss the request but he won't be able to vote on the request. Chairman Coffey asked Mr. Kambo if they will still have quorum. Mr. Kambo said yes.

Mathew Althouse, 1165 Elm Park Circle, Galloway, presented the Preliminary Development Plan.

- Their plan was introduced to the Planning & Zoning Commission last month.
- The footprint of the existing building will be maintained.
- They will add a walk-in cooler on the back.
- There will be a screen to hide the cooler.
- There will be an ADA ramp on the back of the building.
- There will be ten (10) new parking spaces in the back of the building.
- They have talked with the neighbor to the west regarding shared parking which would add an additional seven (7) parking spaces for a total of seventeen (17).
- The P&Z Commission recommended increasing the amount of parking spaces.

- The parking agreement hasn't fully been agreed upon.
- The front of the building is right on the setback.
- Mr. Meyers commented the building is encroaching over the right-of-way with their porch cornice.
- They will replace all windows.
- There will be interior demolition.
- The current porch and the deck on the back of the building will be removed to make room for the ramp and walk-in cooler.
- The floor plan shows equipment and furniture layout, the new restrooms and the new entry feature.
- There will be steps down into the side dining room.
- There will be a make-line for the lunch time dining.
- They will maintain the outside openings and doorways but they will completely re-face the front of the building.
- Everything from the sidewalk up will be re-done.
- They will square off the old shed roof to give the building a nicer profile. The facing will turn the corners to give depth and avoid a western store front appearance.
- The side of the building has been broken up into two smaller elements to lessen the visual impact.
- They haven't developed a brand so signage hasn't been proposed yet. There will be room on the east side of the building to place signage if they wanted to. They will submit signage plans in a separate submittal.
- The front porch element is added to the front elevation. He over-looked the right-of-way being right at the front of the building but he has stayed within the front step area. The porch roof projects out about 18 inches from the façade.
- There will be wood paneling on the bottom portion of the building. New aluminum store front windows broken up with internal grills to give a historical look. The windows won't be operational. In restaurants, there are health code issues with windows which open.
- There are small wall packs for exterior lighting. They are matte black, LED fixtures which provide up and down lighting.
- There will be a red stripe for accent coloring around the top of the building. The building will be dark green.
- There will be a pair of sliding barn doors on the front of the building. There will be another sliding barn door on the east side of the building. The side dining will be pedestrian friendly. The barn doors aren't meant for ingress or egress. They are to open up the dining area.
- They want to work with the City to have some outdoor seating in the area which is currently a City easement area.
- The back of the building will be the same color with a screen wall which will hide the cooler wall. The ramp will have a black rail with black wire mesh. It is a 3 x 3 wire mesh to give some detail.
- The existing roof will remain. They will patch and repair where needed.
- There will be a couple entrances from the back of the building.
- There will be a walkway along the side of the building so people can access the front of the building from the back parking lot.
- There will be no surface retention in the parking lot. There will be impervious draining which will go to an underground storage area. They don't want to hold a bunch of water on their site.
- The gas and electric meters will be on the back of the building and will be screened with evergreens.

Mr. Kambo advised the Commission this proposal was originally reviewed by P&Z. The request is for commercial use in the Historic Downtown so the request went to P&Z. P&Z asked for the request to be sent to HDAC to be reviewed specifically to ensure the architecture meets the Downtown Architectural Guidelines. The architecture is the focus of the HDAC review. Chairman Coffey asked if the Commission is approving the Certificate of Appropriateness. Mr. Kambo said P&Z will approve the Certificate of Appropriateness. HDAC is recommending what should be incorporated architecturally.

Chris Meyers, Architectural Advisor, said he is thrilled to see this building updated. He complimented the applicant for the efforts put into the request. Mr. Meyers asked if signage will come back as a separate request for approval. Mr. Althouse said yes. Mr. Meyers asked if the intent is for Zoning requirements to be followed. Mr. Althouse said yes, they won't be asking for a variance. Mr. Meyers made the following comments/suggestions:

- Consider using a stone band at the foundation.
- Hardi-trim and siding is a good product but it gets hard to maintain the sharp edges. There are other products which could be considered. Hardi-plank is acceptable but you could consider other products.
- Don't use a commercial aluminum storefront. Consider using an aluminum clad wood window with a larger transom structure.
- Enhance structure size and pronounce the transom.

- Use ship lap siding rather than lap siding.
- Modify the soffit and fascia detail to omit ledge and possibility for sitting water and snow.
- Consider other color combinations.
- Consider modifying barn doors to not match façade. Make barn doors a unique feature.
- Make sure there is an air curtain over the barn doors for health code reasons.
- Cover the Simpson post anchor at the base of the posts. Use a concealed anchor.
- It would be beneficial if cut sheets on the light fixtures are provided in the future.
- Visibility of roof top elements is always a concern in the Historic District. A roof plan showing exhaust and fryer hoods would be helpful. A cut sheet showing site lines to confirm units aren't visible.
- Touch up existing roof since it is being kept.
- The railing on the ramp is fine even though it's modern and not historic. He warned against overly historic details in a loading and service area. The railing is going to get beat up. The proposed railing represents something clean, neat and durable even though it isn't historic. The Commission may want to consider the proposed railing.
- The general direction of the improvements to the building are nice and historically appropriate. The fine details need to be addressed in the future plans.

Chairman Coffey asked if there is a documented list of Mr. Meyers' comments and suggestions. Mr. Althouse said he already received Mr. Meyers' list. Mr. Meyers said the list tonight is new and he can send the list to Mr. Kambo. Chairman Coffey said the Commission didn't receive a copy. Mr. Meyers said he had a different list at the previous P&Z meeting which Mr. Althouse got. He has a new list tonight.

Rocky Kambo reviewed the Staff Report.

- Mr. Althouse and Mr. Meyers both did a very good job of covering the majority of the Staff Report.
- Staff is very supportive of the renovation of this existing building in the downtown area.
- The value of the downtown core will be increased.
- P&Z was favorable on the proposal but asked the applicant to increase parking. Parking requirements aren't HDAC's concern.

#### **Staff Recommendations**

1. All Architectural Advisor comments should be incorporated prior to re-submission to P&Z.
2. A parking agreement needs to be in place prior to re-submission to P&Z.
3. All HDAC comments need to be incorporated prior to re-submission to P&Z.
4. A signage plan needs to be provided prior to re-submission to P&Z.
5. The request should be reviewed by P&Z again once all of the above has been incorporated.

Mr. Coffey opened the floor to public comment. Hearing none he closed the public comment session.

Commissioner Coolidge:

- Complimented the architect. This is one of the finest plans HDAC has seen in a long time.
- This building used to be squared off like the plans show. He owned the building for about 20 years. The landlord prior to him cut the building up rather than repair where the wood went bad which made the building awkward looking.
- He agrees with the hand rail in the back of the building. Wood doesn't last so he wouldn't expect the applicant to put in a wood handrail. The metal will be good for a commercial use.
- The colors chosen could be fine. He doesn't know if anyone would notice and compare the colors to a building down the street.
- The half-round gutters are being proposed.
- He doesn't know if grids in the windows is necessary. Mr. Althouse said he will take Mr. Meyers' comments about using more residential looking windows into consideration.
- He likes the proposed lighting.
- The front pillars are where the step has been for 100 years. He doesn't think there will be a problem with people running into the pillars.
- He agrees with Mr. Meyers' comment about not putting wood at the bottom of the outside of the building. He was going to use artificial stone years ago. Stone should be used at the bottom where exposed. Wood at sidewalk level is not good.
- He likes the proposal.

Commissioner Bennett:

- She loves the proposal. She likes the colors proposed. Mr. Althouse said he reversed the colors the building down the street used. The green and red is the start of their brand.
- The proposal is going to be a great addition to the downtown area.

Chairman Coffey:

- Complimented the proposal. This building has always been missing a nice façade.
- He doesn't object to the interior drop-off. He knows it is a Code thing but as long as handicapped patrons can be served it is OK.
- What type of restaurant will be put in? Dustin Sun, the owner of the restaurant, said the restaurant will be a quick, counter service with a bar. Asian style. There aren't a lot of counter service types of restaurants in downtown Powell. The style will offer the residents of Powell something different than always waiting on full-service dining.
- Will the bar be full-service? Mr. Sun said yes.
- Commissioner Bennett asked what the name will be. Mr. Sun said they are still deciding.
- How do the barn doors work? Coming in and out with a drink in your hand? Mr. Sun said they will probably put some type of fence up. There are places on Grace Drive which have put up a rope to block off.
- It is good the applicant is working with the business next door on a parking agreement. People can always park across the street in the public parking lot also. It is the downtown area. People should be walking.
- He likes the color. The applicant should use the proposed colors. There is enough distance between the other building and the colors are different enough.
- He thinks it would have been nice to see the signage plans. Be careful integrating the signage into the architecture.
- Will the wall packs provide up and down lighting? Mr. Althouse said yes. The lights will give the building character at night. Chairman Coffey said the lighting is accent versus gooseneck lights. Mr. Althouse said correct.
- Make sure all of the units on the roof aren't seen from the street. Mr. Althouse said the units might be seen from the parking lot in the back but they won't be seen from the front.
- Thank you for using half-round gutters.
- He likes the grids in the windows.

Commissioner Bennett moved to approve the Certificate of Appropriateness for a proposal to renovate an existing building for the purposes of a restaurant, located at 26 W. Olentangy Street as represented by Mathew Althouse, subject to the following condition(s):

1. That all Architectural Advisor comments shall be addressed and incorporated into a Preliminary Development Plan prior to re-submission to the Planning & Zoning Commission; and
2. That all comments from the Historic Downtown Advisory Commission shall be incorporated into a Preliminary Development Plan prior to re-submission to the Planning & Zoning Commission; and
3. That a sign plan shall be submitted and approved.

Chairman Coffey seconded the motion.

VOTE: Y 2 N 0 Abstain 1 (Coolidge) (Fusch absent)

## 6. DOWNTOWN ARCHITECTURAL GUIDELINES ADOPTION

Location: City of Powell  
Request: To review and adopt the newly revised City of Powell Downtown Architectural Guidelines. These guidelines will continue to be the guidance document for acceptable architecture within Powell's Historic Downtown and have been remodeled and revised to better communicate the standards held within.

Mr. Kambo said no content in the guidelines has been changed. The revision was a visual revision so the guidelines could be used easier. The document was re-designed. HDAC will make a motion to adopt the revised guidelines.

Chairman Coffey said he needed to leave in 4 minutes.

Alex Carlson showed an overhead presentation of the revised document next to the old document.

- Minor revisions were made. The Village of Powell was changed to City of Powell.
- The rest of the re-design is in making the document more modern. Pictures were updated to showcase the architecture and create a more modern feel.
- The members of the 1990 Commissions and Boards were left in.



- A page was added to list today's Commissions and Boards along with current Staff.
- The document was color coded.
- The original drawings and art work were maintained. They just reframed the drawings and art work to make it look more modern.
- Mr. Kambo said the old drawings were hand drawn.
- Mr. Kambo said the old document wasn't searchable. The new document is searchable and easier to read.
- The new document can be cut and pasted into power points.

Chairman Coffey said the Commission can now actually edit the guidelines. Mr. Carlson said it would have been difficult to edit the old document. Chairman Coffey said it is great the hand drawings were maintained.

Chairman Coffey asked Mr. Kambo if the Commission needed to make a motion. Mr. Kambo said yes, a motion will be needed to adopt. Chairman Coffey asked if the revised document is going to be called the 2016 Guidelines. Mr. Kambo said it is safe to say the Commission is adopting the revised Architectural Guidelines. Commissioner Coolidge said the section on siding needs to be updated. Hardi-plank needs to be added. Vinyl siding needs to be addressed. The Guidelines don't really address gutters either. Mr. Kambo said at this point, the revisions were visual versus a content update. A content update would have to be done in a more formalized process. Commissioner Coolidge asked Mr. Kambo to keep notes on the areas which need to be updated.

Mr. Coffey opened the floor to comments from the Commission.

Commissioner Bennett said she had no comments.

Chairman Coffey said he could make a motion as long as the Commission has the opportunity to go through the Guidelines and make content updates. It would be important to have a workshop. Commissioners Bennett and Coolidge agreed. Mr. Kambo said this update is just a visual update. Commissioner Coolidge asked if the cover should be changed then. It looks like the Guidelines were updated in 2016. Mr. Kambo said they could take the date off of the cover or the cover could say "visually" updated in 2016. Commissioner Coolidge said he doesn't want anyone to think the content has been updated.

Commissioner Coolidge moved to accept the "visual" update of the Downtown Architectural Guidelines, subject to the following condition(s):

1. That the cover of the "visual" update of the Downtown Architectural Guidelines shall be edited to show the guidelines were "visually" updated only in 2016; and
2. That the Historic Downtown Advisory Commission shall meet at a future date to perform an in-depth "content edit" of the guidelines.

Commissioner Bennett seconded the motion.

VOTE: Y 3 N 0

(Fusch absent)

### 3. OTHER COMMISSION BUSINESS

Chairman Coffey said Commission members used to be reinstated after their term had expired. He doesn't know if they have been reinstated as Commission members or not. Ms. Napier advised the Commission that City Council met Tuesday, January 17, 2017. All appointments were reinstated. Karen Mitchell, City Clerk, is going to be sending out letters advising each member.

### 4. ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:07 p.m.

DATE MINUTES APPROVED: November 16, 2017

Tom Coffey  
Chairman

11-15-17 Date  
Lelani Napier  
Deputy City Clerk  
11/16/17 Date  
CITY OF POWELL  
DELAWARE COUNTY, OHIO  
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